

4th June 2014

Delivered by courier

Grant Butterworth
Divisional Planning Manager
Liverpool City Council
Municipal Buildings
Dale Street
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Dear Grant

Liverpool Football Club: Expansion of Anfield Stadium, Anfield

Further to our recent discussions, I have the pleasure in submitting a hybrid planning application on behalf of Liverpool Football Club and Athletic Grounds Ltd (LFC) for:

(i) *Full planning permission for expansion of the Main Stand for an additional c.8,300 seats including:*

- *conferencing and banqueting facilities*
- *accommodation/facilities for players, officials, media and LFC*
- *club shop*
- *car parking for c60 vehicles*

together with access, surface car parking and highway improvement works; public realm and boundary treatment; lighting; and associated stadium related development including new outside broadcast area, HV switch room, and stub room.

(ii) *Outline planning permission for expansion of the Anfield Road Stand to provide an additional c.4,800 seats together with car parking; public realm; lighting; landscaping; and associated development. The upper level of the extended stand to comprise residential apartments (c.8no) or commercial use (circa 1,160sqm).*

Matters in respect of external appearance and landscaping are reserved for subsequent determination.

Application Documents

In total, the application comprises the following documents:

- Application Forms and Certificates
- A1/4 Planning Statement

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- A2/4 Appendices to Planning Statement
- A3/4 Application Plans
- A4/4 S106 Heads of Terms
- B1/5 Environmental Statement, Volume 1: Main Report
- B2/5 Environmental Statement, Volume 2: Technical Appendices (Part 1)
- B3/5 Environmental Statement, Volume 2: Technical Appendices (Part 2)
- B4/5 Environmental Statement, Volume 2: Technical Appendices (Part 3)
- B5/5 Environmental Statement, Volume 3: Non-Technical Summary
- C1/3 Transport Strategy
- C2/3 Transport Assessment
- C3/3 Interim Staff Travel Plan
- D1/1 Design and Access Statement
- E1/1 Sustainability Appraisal
- F1/1 Economic Impact Assessment
- G1/1 Heritage Statement
- H1/1 Contaminated Land Checklist
- J1/1 Statement of Community Engagement
- K1/1 Summary Guide to the Application

The planning application drawings are reduced to A3 size and included as a separately bound volume (Document A3/4).

As agreed, I enclose:

- 3 copies of the full set of application documents (including the reduced application drawings) and 1 full-size copy of the plans
- 2 electronic CDs; one containing the application plans and core reports and the other containing the Environmental Statement (50 copies of each CD).
- An extra 25 copies of the guide to the application for general circulation.

I enclose the application fee cheque with a total sum of £72,429.

Background to the Application

Anfield has been home of LFC since the Club was formed in 1892. In the intervening years the Club has grown and several permissions granted to enable the stadium to expand and evolve to meet changing needs. LFC is one of the leading Premiership clubs in the country; it has a long history of success in national and European competitions and an extensive worldwide fan base.

The tightly constrained nature of the surrounding residential area has long been a significant constraint to further development and growth of the Anfield stadium prompting the Club to make an application and obtain planning permission for a new stadium in Stanley Park in 2006 and then again in 2008. The Club has since re-appraised its options and determined that it prefers to remain in the existing stadium, consistent with Liverpool City Council's own aspirations for regeneration of the Anfield area. That requires expansion of the stadium, both to enable LFC to compete effectively with other Premiership clubs, and also to meet existing deficiencies in operating and spectator facilities at the ground.

In order for the Club to remain in the top-flight of the domestic game and sustain a long-term return to European competitions a larger stadium is necessary to generate additional revenue, leading to further investment in players and greater success on the field. That success is important to both the City of Liverpool and the Club.

A hybrid application for new 60,000 seat stadium in Stanley Park and mixed use development on the site of the existing stadium was submitted to Liverpool City Council in October 2003. The application was approved by the City Council on 12 April 2006 and a material start was made on site in early 2011 (LPA ref: 03F/3214). That consent establishes the principle of developing a 60,000 capacity stadium in Anfield; it sets a baseline position and is a material consideration in the determination of the current application.

This application proposes an alternative solution to meeting the requirements of the Club through expansion of the existing stadium. It combines with the wider aspirations of Liverpool City Council and its partners to bring about the comprehensive and sustained regeneration of the Anfield area.

The planning application has been developed in close consultation with officers of the City Council and in liaison with English Heritage and Places Matter!; all of whom have been supportive of the emerging design.

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me or Samantha Ryan.

Yours Sincerely



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